



Zoning Division

Rezoning Application

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Owner Information: Owner _____ Address _____ _____ Phone _____	Applicant Information: Applicant _____ Address _____ _____ Phone _____
Surveying Co. _____ Engineer: _____	E-Mail _____ Phone _____
Property Information: Property Address or Address Range (block) _____ Brief legal(s) (Sec./Twp./Range) _____ GPN(s) _____ Rural Land Use Map Designation _____ Current Zoning _____ Total Acres _____ Proposed Zoning _____ _____	
<p>A written report shall be submitted with this application, per Article 4, Section 4.2 (vii) of the Unified Development Code (see attached pages of this application)</p> <p>A formal pre-application meeting is required prior to submitting this application.</p> Pre-app mtg. date _____ Staff present _____	
<p>The undersigned is/are the owner(s) of the described property on this application, located in the unincorporated area of Linn County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the office of Linn County Planning and Development to conduct a site visit and photograph the subject property.</p> <p>This development is subject to and shall be required, as a condition of final development approval, to comply with all Unified Development Code policies, requirements, and standards that are in effect at the time of final development approval.</p>	
Owner _____ Date _____	Applicant _____ Date _____
Case # _____ Receipt# _____	Date Received _____

A written report which addresses the following issues shall be submitted with this application, per Article IV, Section 107-68(2) a.7 of the Unified Development Code:

- (i) A description of the proposed development including the existing land uses of the area proposed for amendment and surrounding land uses
- (ii) The proposed future land use
- (iii) A description of the density and intensity of the proposed development, by land use, including the density or intensity for each geographic sub-area of the development that will require development phasing. Such description shall include the range of development densities or intensities by each land use category and for each development phase.
- (iv) The identification of Agricultural Land Preservation Areas created pursuant to Section 352.6, Code of Iowa, within and contiguous to the property proposed for rezoning
- (v) Comprehensive Plan amendment area and the effect of the density or intensity of project development on such areas
- (vi) A description of how the proposed development meets, or fails to meet, the standards of review for a rezoning listed in Section 107-69.

Article IV, Section 107-69 - Standards for Review

Review of all applications for rezoning/map amendments shall ensure that all of the standards in this Section are met.

- 1) Adequate public facilities/minimum levels of service.** The Linn County Comprehensive Plan requires that proposed development be allowed only if it can be served by adequate public facilities and services prior to its occupancy and use or that the relevant service provider has, or will have, the capacity to ensure the provision of adequate facilities and services in accordance with a development agreement, meeting adopted level of service standards. The requirements in this Section shall be met prior to approval of a development application.
 - a. Scope.** The requirements this section shall be met prior to the approval of an application for a rezoning, major subdivision, minor subdivision, or cluster subdivision. Other permits and approvals required by this chapter are not subject to the requirements of this section.
 - b. Evidence of adequate public facilities required.** Development permits for a proposed rezoning, major subdivision, minor subdivision, or cluster subdivision shall not be approved unless the applicant provides documented, verifiable evidence that the proposed development can be served by adequate public facilities and services prior to its occupancy and use or that the relevant service provider has, or will have, the capacity to ensure the provision of adequate facilities and services in accordance with a development agreement, meeting adopted level of service standards. Such assurances from service providers may take the form of a "service availability" letter applicable to the proposed development.
 - c. Adequate public services defined.** The public facilities and services governed by this section shall include, but are not limited to, the following:
 - 1. Water and wastewater service complying with minimum level of service standards established in subsection 1(d) of this section.
 - 2. Fire protection consistent with the minimum levels of service established in subsection 1(d) of this section.
 - 3. Storm water management that meets the standards in section 107-95.
 - 4. Adequate roads with sufficient capacity to accommodate traffic anticipated to be generated by the proposed development, and transportation access in accordance with minimum level of service standards established in subsection 1(d) of this section.

- d. Minimum Levels of Service.** This Ordinance establishes minimum levels of service for water, wastewater, transportation and fire protection in Appendix A to this chapter, the content of which shall be incorporated by reference into this paragraph. Evidence that the established minimum levels of service have been met for a proposed development prior to approval shall serve as prima facie evidence that the required adequate public services are available.
- 1. Effect of Fringe Area Plan.** If there is an approved Fringe Area Plan, alternative minimum levels of service requirements may be provided for in a 28E Agreement between the affected city and the County.
 - 2. Metro Area services.** Additional public improvements and services as provided in the Metro Area Design Standards are required to be met for development in the Metro Area Urban Service Areas as designated on the Rural Land Use Map.
- 2) Animal feeding operations separation distance requirements.** At the time of application, any proposed development that is located near an Iowa Department of Natural Resources (IDNR) permitted animal feeding operation shall be separated by the distance required for the type of structure as provided for in Appendix C of this chapter.
- 3) Land evaluation and site assessment.** All requirements of Section 6 of this Article shall be met as a condition of approval.
- 4) Rural Village Extension rezoning review standards.** A rezoning of land to expand a Rural Village District is allowed only if all of the following conditions are met:
- a. Adopted Village Plan.** The Rural Village proposed to be expanded has adopted a Village Plan
 - b. Adjacency.** The parcel proposed to be rezoned shall be directly adjacent to the boundary of an existing Rural Village District, or separated by existing or planned public open space
 - c. Minimum size.** The proposed development shall be at least five (5) acres in size
 - d. Uses, standards and requirements.** All use, site design, density and housing mix standards and requirements that apply to the adjacent Rural Village District shall apply to the expansion
 - e. Development standards and review process.** An expansion of a Rural Village District shall be developed in conformance with the Rural Village Extension Development requirements in section 107-72(7).
- 5) Additional standards for review.** Additional standards for review shall include, but not be limited to, the following:
- a.** The proposed development is not detrimental to existing agricultural uses;
 - b.** The proposed development will be served by adequate public facilities and services as set forth in a development agreement;
 - c.** The proposed development will not degrade significant environmental, ecological or natural resources;
 - d.** The proposed development achieves densities and uses in agricultural areas, critical natural resource areas, rural residential development areas and urban service areas as designated in the Comprehensive Plan; and
 - e.** The proposed development is consistent with the goals, objectives and strategies of the Comprehensive Plan.

Major Site Plan Requirements

107-71(3): The applicant shall submit six (6) copies of a site plan prepared by an engineer, landscape architect, architect or other similar licensed professional and meeting the following specifications and showing the data listed:

a. Application information:

1. Names of all property owners
2. Address of property including street, city and zip code
3. Existing and requested zoning classification, use of property, number of employees if applicable

b. Specifications:

1. Paper sized 11" by 17"; additional larger format copies may be submitted
2. Drawn to scale of not less than one inch equals fifty feet (1" = 50'), unless otherwise approved by the Zoning Administrator

c. All existing and proposed site conditions shall be shown including:

1. Existing and proposed contour lines at intervals no greater than five feet (5'), referred to USGS datum
2. Location and dimensions of lot boundaries
3. Flood hazard areas as designated on FEMA flood hazard boundary maps
4. Watercourses and wetlands
5. Any unique natural features including wooded areas
6. Location and dimensions of all existing and proposed structures. The structure(s) must be labeled (e.g. existing warehouse, dwelling) and use must be labeled as well (e.g. storage of contractor's equipment, single-family residence.) Each structure must delineate its square footage and dimensions to existing and/or proposed lot lines. Structures include:
 - i. Buildings
 - ii. Wells
 - iii. Fences
 - iv. Septic tank and septic field locations
 - v. Retaining walls
 - vi. Utility poles
 - vii. Walkways
 - viii. Signs
7. Location, dimensions and uses of each existing platted street, highway, railroad, or utility easement
8. Identification of parks and other public open space within or adjacent to the proposed development
9. All existing storm and sanitary sewer lines, water lines, gas lines, culverts, or other underground installations within the proposed development or immediately adjacent, with pipe size (if available) and locations shown
10. The boundary of the area proposed for platting or division, shown as a dark line, with length of boundary lines and approximate location of the property in reference to known section lines

11. Layout, lot numbers, and scaled dimensions of each lot in each block of any proposed subdivision
12. Names, locations and dimensions of all proposed streets, roadways, alleys and pedestrian ways
13. Other property lines, proposed right-of-way lines, building setback lines
14. Location, dimensions and uses of each proposed street, highway, railroad, or utility easement
15. Location and dimensions of existing and proposed parks, playgrounds, churches, school sites or special uses of land to be considered for dedication to public use or to be reserved by deed or covenant for the use of all property owners in the subdivision and any conditions of such dedication or reservations
16. Existing and proposed parking spaces with dimensions and class (including handicapped) with a notation of the number of spaces required and the number provided. Proposed parking drive areas with proposed direction of traffic flow.
17. Access to all public or private streets and radius of curvature of ingress and egress drives
18. Circulation patterns of traffic
19. Location, intensity, height, spacing, efficiency, and shielding of all exterior lighting
20. Locations of outside refuse collection areas, and the type of screen to be provided to enclose the container from the public view.

d. The following information shall also be noted on the plan:

1. A vicinity map clearly identifying the subject property and showing the location of the subject property in relationship to surrounding properties, roads, streams and public facilities. The vicinity map shall extend for a distance of two (2) miles and shall identify any incorporated city boundaries.
2. Date site plan was prepared or date when surveyed
3. North arrow and scale of drawings
4. Title block including the name, address, phone number and profession of the person preparing the site plan or plat, and the architect's, engineer's or surveyor's professional seal, the date and the date of all revisions. Title blocks shall meet requirements of state law.
5. Name, address, phone number and signed consent of all property owners
6. Ownership, land-use, and zoning of all adjoining properties within five-hundred feet (500') of the proposed development, and when adjoining properties are part of a recorded subdivision, the name of that subdivision
7. Type of water supply and sewage disposal and if storm sewer is available

e. Other information deemed necessary by the Planning and Zoning Commission or Board of Supervisors